

Providence at Marine Creek

Name:

Apt. #:

12 Point Criteria QUALIFYING RENTAL CRITERIA & OCCUPANCY STANDARDS EFFECTIVE - August 15, 2017

Alpha-Barnes Real Estate Services support the Fair Housing Act, as amended, prohibiting discrimination in housing based on race, color, religion, national origin, handicap, or familial status. The following qualification standards will be required from every prospective resident.

RENT WISE	Excludes student loans, tax liens or medical	POINT VALUE	POINTS EARNED	
			HH1	HH2
HH Member #1	799+	4		
HH Member #2	722-798	3		
	559-721	2		
	558- Thin File, No credit or Tradelines	1		
	557 or below	Denied		

JOB STABILITY	(consecutive)	POINT VALUE	POINTS EARNED	
	4 to 5 years	4		
	2 to 3 years	3		
	1 to 2 years	2		
	6 months to 1 year	1		
	Social Security, SSI, or Other Retirement Funds	4		
	1 to 6 months, or no current job.	0		

RENTAL HISTORY	(consecutive)	POINT VALUE	POINTS EARNED	
	4 years and more	5		
	3 years	4		
	13 months to 2 years	3		
	6 months to 12 months	2		
	First time renter	0		
	Rental History-lease violations, eviction/judgment/move-out owing money.	Reject		
	Mortgage-must be verifiable via credit report or written documentation.	5		

RENT/EARNINGS RATIO		POINT VALUE	POINTS EARNED	
	Gross monthly income must be at least 2.5 times the resident's rental portion.	6		
	Less than 2.5 times.	0		
	TOTAL			

ROOMMATES - must qualify individually in all areas except income. Each roommate must qualify for his or her percentage of the rent amount unless it is agreed within the lease that one or more roommates will guarantee the lease.

Applicant's gross yearly income must not exceed the following:

# of HH	1	2	3	4	5	6
Initial Cert 60%	\$30,000	\$34,320	\$38,580	\$42,840	\$46,320	\$49,740

Max rents allowed to be charged:

1 Bedroom	\$753	2 Bedroom	\$905	3 Bedroom	\$1,045
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APPROVAL CRITERIA	
12 + Points	ACCEPTED - Does not guarantee approval, must pass rental criteria.
10 to 11 points	Will Require Supervisor Approval, Additional Deposit Does Not Guarantee Approval.
9 points or below	DENIED

I have read and understand the Resident Selection Policy and Qualifying Rental Criteria.

Resident Signature

Date

Resident Signature

Date

Staff Signature

Date

Supervisor Signature

Date